



Case Number **ZC-17-218**

**ZONING MAP CHANGE  
STAFF REPORT**

**City Council Meeting Date:**  
January 9, 2018

**Council District**     3

**Zoning Commission Recommendation:**

Approval by a vote of 7-0

**Opposition:** None submitted

**Support:** None submitted

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

**Owner / Applicant:**     **City of Fort Worth Park and Recreation Department**

**Site Location:**             8809 – 8851 (odds) S. Normandale Street             Mapsco: 73JK

**Proposed Use:**             **City Park**

**Request:**     From:     "C" Medium Density Multifamily

To:        "A-5" One-Family

**Land Use Compatibility:**             Requested change **is compatible.**

**Comprehensive Plan Consistency:**     Requested change **is consistent.**

**Background:**

The rezoning request is for an existing City of Fort Worth park in a transitional area between single family uses and multifamily complexes in the vicinity of Las Vegas Trail. Council Member Byrd requested a review of all lots in his district zoned multifamily but containing non-multifamily uses. As this area has been identified as containing numerous multifamily complexes with limited social infrastructure, additional multifamily units are not warranted. The site was proposed to be developed with 65 townhouses prior to conversion as a City park.

**Site Information:**

Applicant:	City of Fort Worth Property Management Department 200 Texas Street Fort Worth, TX 76102
Owner:	same
Acreage:	8.14 ac.
Comprehensive Plan Sector:	Western Hills/Ridglea

**Surrounding Zoning and Land Uses:**

North	"A-5" One-Family / Single family uses
East	"E" Neighborhood Commercial / Multifamily complex
South	"E" Neighborhood Commercial / Multifamily complex
West	"C" Medium Density Multifamily / Multifamily complex

**Recent Relevant Zoning and Platting History:**

Zoning History:     ZC-11-050, subject site, from R2 to C, approved;

ZC-11-075, south of subject, Council initiated, from various districts to Camp Bowie form based code with sub-districts, approved;  
 ZC-13-093, west of subject, from F to PD for F uses plus manufacture of aviation supplies, approved and  
 ZC-15-079, northwest of subject, from F to PD for F uses plus showroom and warehouse, approved.

Platting History: Residential use on subject site, Normandale Terrace PP-08-003 (1 final plat), and Commercial use west of subject, Saturn of Fort Worth PP-12-117.

***Transportation/Access***

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
none	none	none	No

***Public Notification:***

The following Neighborhood Associations were notified:

NAS Fort Worth JRB RCC

Fort Worth ISD

Fort Worth League of Neighborhood Associations

Streams and Valleys Inc

Trinity Habitat for Humanity

***Development Impact Analysis:***

1. **Land Use Compatibility**

Based on retaining an established lower intensity parkland use and removing multifamily zoned land from an area not anticipated for increased density, the proposed zoning **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as public open space. The proposed zoning conforms to the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Support zoning changes that reduce the amount of vacant land zoned for multifamily residential development outside of designated growth centers, urban villages, and transit-oriented developments.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2017 Comprehensive Plan.

***Attachments:***

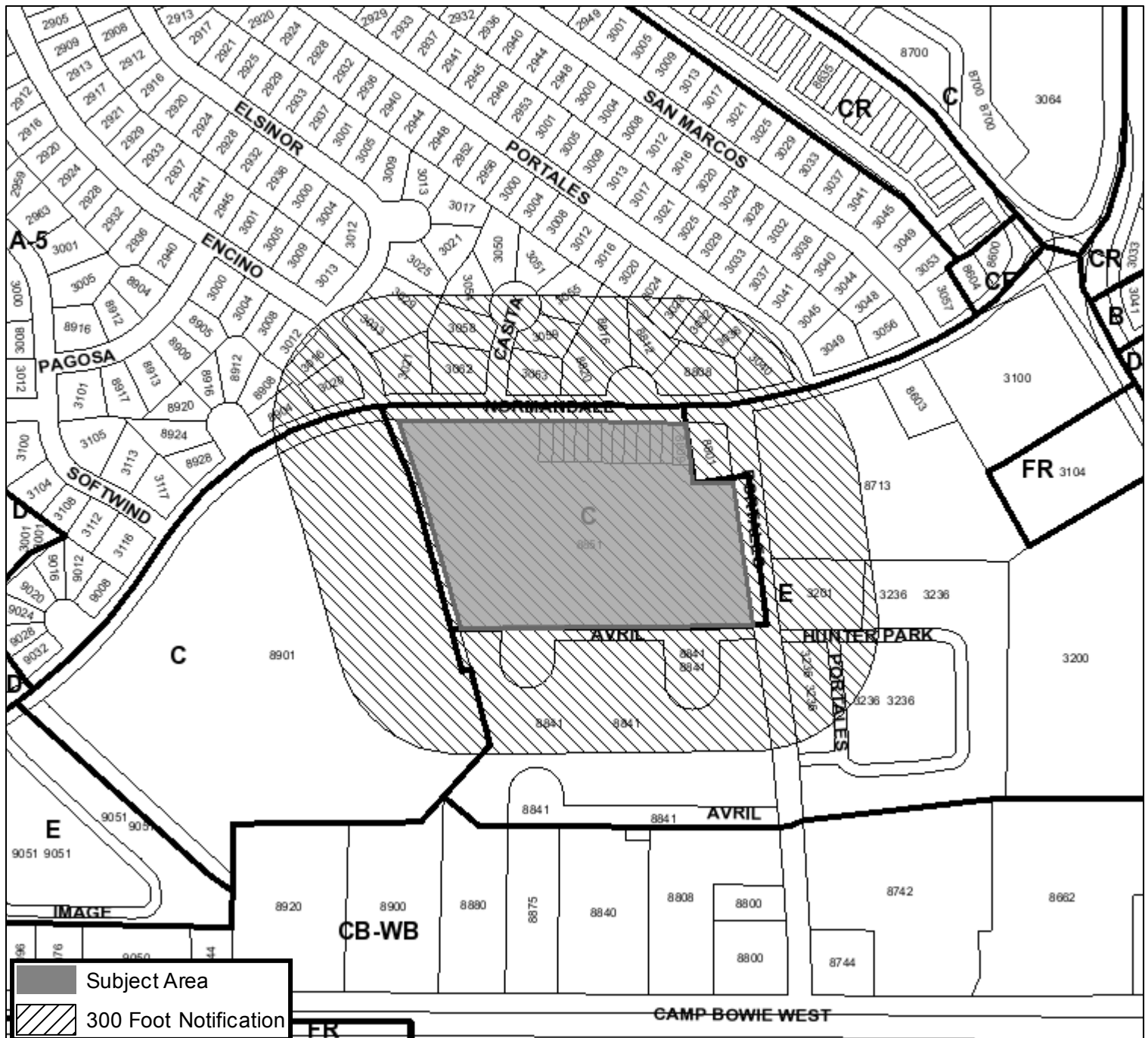
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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## Area Zoning Map

Applicant: City of Fort Worth Parks Department  
Address: 8809 – 8851 (odds) S. Normandale Street  
Zoning From: C  
Zoning To: A-5  
Acres: 8.138368  
Mapsc0: 73JK  
Sector/District: W. Hills/Ridglea  
Commission Date: 12/13/2017  
Contact: 817-392-8190



0 170 340 680 Feet

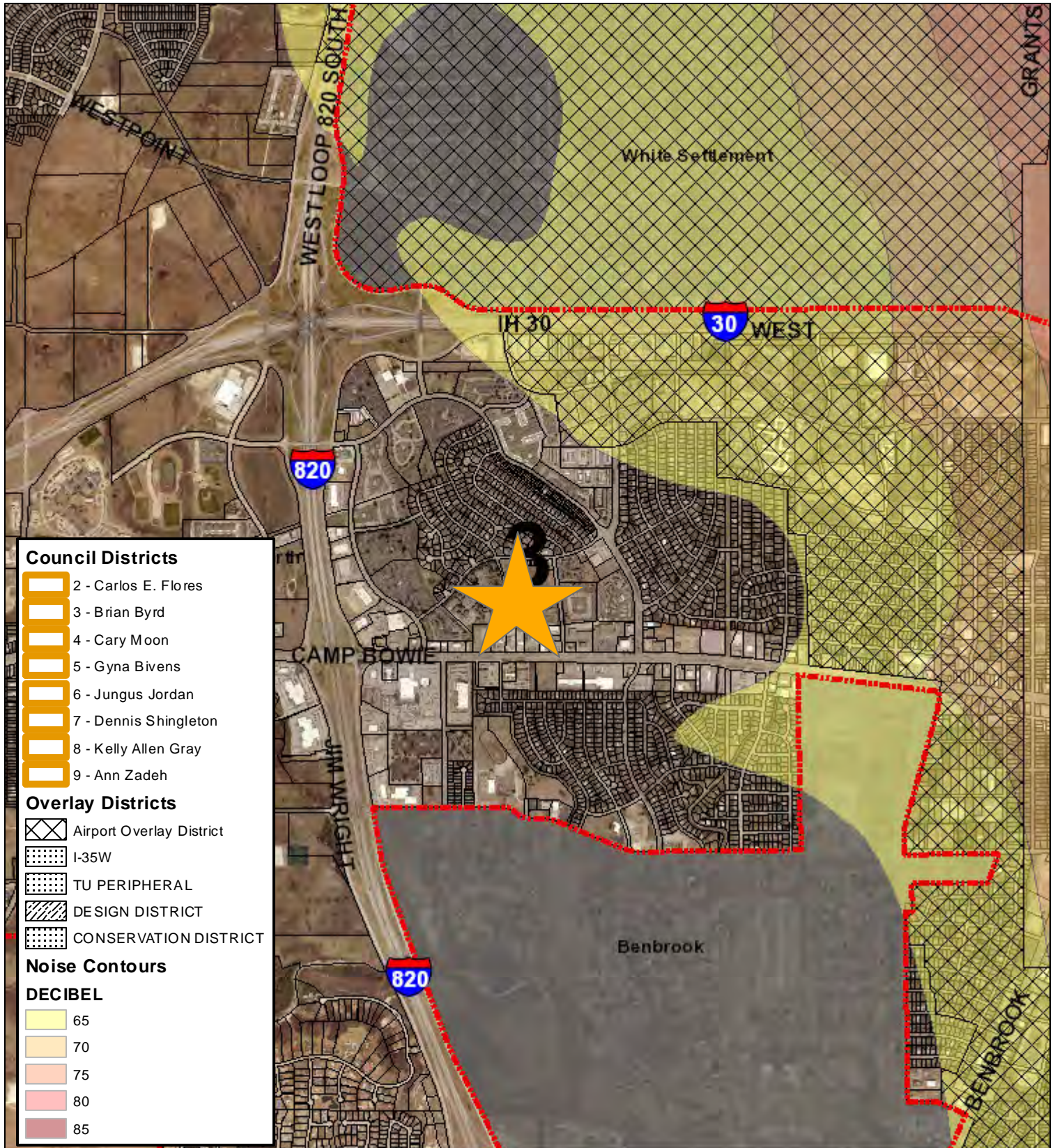
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## Area Map



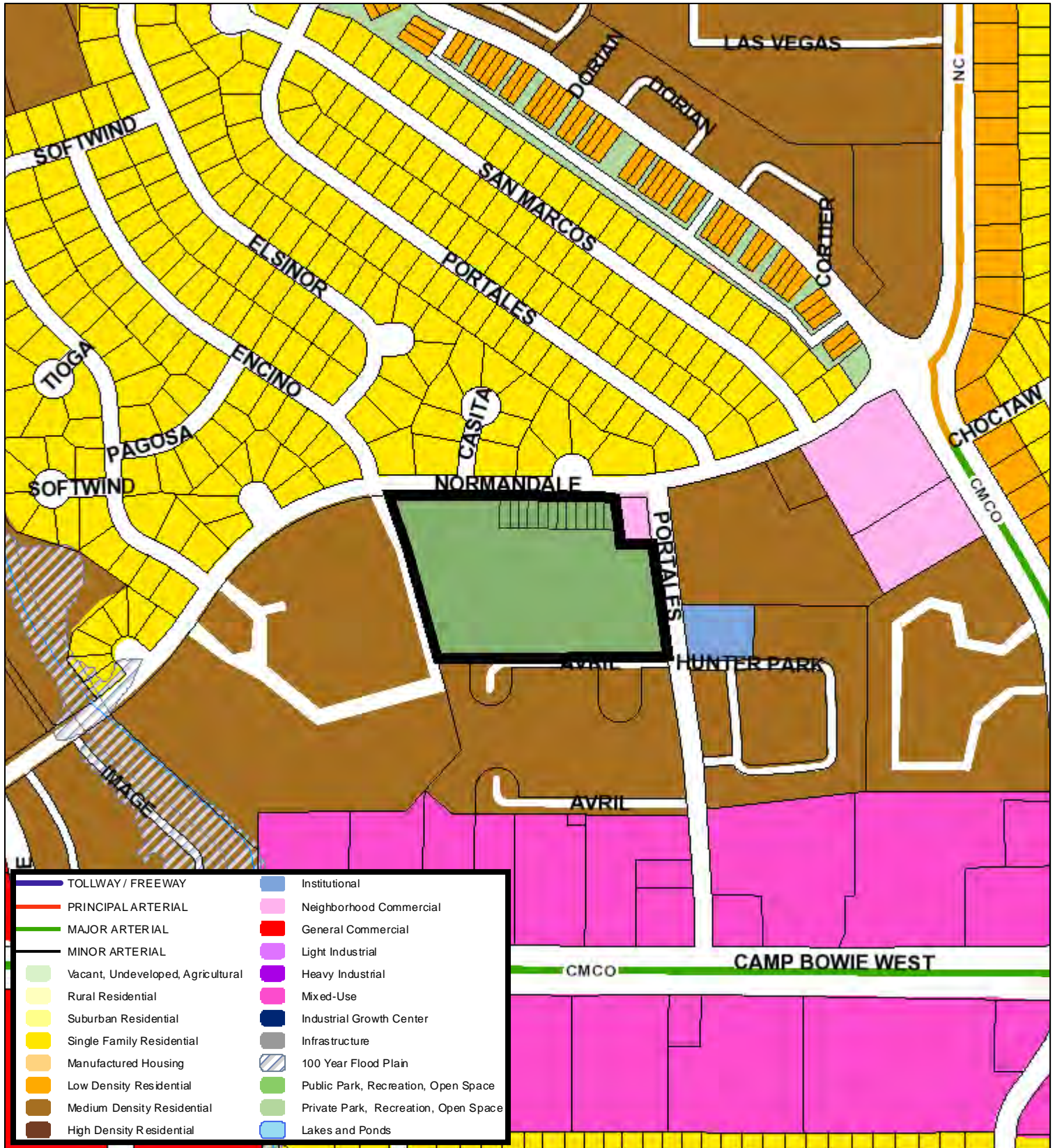
0 1,000 2,000 4,000 Feet





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## Future Land Use



410 205 0 410 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



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## Aerial Photo Map



0 255 510 1,020 Feet





**22. ZC-17-217 City of Fort Worth Parks and Recreation Services (CD 3) – 3100 Bryant Irvin Rd and 3235 River Park Dr (River Park Addition Lot 2, Block 2; Edward Wilburn Survey Abstract No. 1635, 9.24 ac.) From: “D” High Density Multifamily, “G” Intensive Commercial and “I” Light Industrial To: “A-5” Single Family**

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district. She explained some concerns provided by adjacent commercial property owners that would apply if the zoning is approved in this configuration.

Motion: Following brief discussion, Ms. Welch recommended a 30-day continuance of the request, seconded by Mr. Buchanan. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-217
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ridglea Area NA			Support		Sent notice

**23. ZC-17-218 City of Fort Worth Parks and Recreation Services (CD 3) – 8809-8851 (odds) S Normandale St (Normandale Terrace, Lots 1-12, Block 3; Western Hills Addition Sec III-VIII, Lot 3BR1, Block 88 , 8.14 ac.) From: From: “C” Medium Density Multifamily To: “A-5” Single Family**

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Buchanan. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-218
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Wanda Mitchell	8820 S Normandale	In		Opposition	Sent notice

**Meeting adjourned: 3:48 p.m.  
12/13/17**

Dana Burghdoff, Executive Secretary and  
Assistant Director, Planning and Development  
Department

Melissa McDougall, Chair